

Present: William Keller, Jr. (Chairman), Lisa Eggleston, Marianne D'Angelo,
Michael Hunter, Michael Fee (Associate), Jody Kablack (Planner)

Absent: Christopher Morely

The meeting was called to order at 7:45 p.m.

Forestside Estates Definitive Subdivision – Continue Public Hearing

Bob Parente, Central Mass Engineering:

The applicant added a landscape island in the cul-de-sac and moved the fire hydrant to the front of the cul-de-sac as recommended at the last public hearing. In addition, the plan now shows a walkway from Spruce Lane to Ronald Road.

Mr. Parente is in agreement with Bill Place's recommendation to crown the roadway and install 2 catch basins on either side of the road connected to a drain manhole.

Bill Keller: Has the timeframe under the Demolition Delay bylaw expired?

Peter Gallipeau: Yes, the permit was submitted in January and the Sudbury Historical Commission passed it with the understanding the applicant has agreed to attempt to transplant some of the significant vegetation around the site.

There was no further discussion.

On motion duly made and seconded, it was unanimously:

VOTED: To close the public hearing on Forestside Estates Subdivision.

The Town Planner was instructed to prepare a draft decision.

Springhouse Pond SRC – Bond Reduction

On motion duly made and seconded, it was unanimously:

VOTED: To reduce the Performance Bond held for Springhouse Pond to \$39,000.

Projects and Priorities: The Board discussed the list dated 5/22/02.

Sprint PCS Water Resource Special Permit – Continue Public Hearing

Chairman Keller requested that Planning Board Associate Member Michael Fee sit in for Christopher Morely.

The Zoning Board of Appeals has granted a Special Permit and variances for setbacks to residential lot lines and schools. The back up power is batteries.

The Board discussed the Conservation Commission memo and whether it needs a Notice of Intent. Clement Salek, with Greenman-Pedersen, Inc. stated that they have an opinion from the Department of Environmental Protection that they do not need to file.

Lee Swanson: This site is Site #235 on the Massachusetts Historical Survey. He is unsure exactly the boundaries of the survey area, but he thinks it may have Native American significance. Greenman-Pedersen has done some testing on the site pursuant to NEPA, and have received approval to construct. Phase II testing in conjunction with Mass Historical Commission to look more thoroughly. Not really a Planning Board issue, however, the Board will flag this issue to the Selectmen.

The Board discussed the requested waivers – most seem reasonable given the scope of the project.

On motion duly made and seconded, it was unanimously:

VOTED: To close the public hearing on Sprint PCS Water Resource Special Permit.

The Town Planner was instructed to prepare a draft decision and send recommendations to the Board of Selectmen.

ANRs

Davison Property; Old Sudbury Road

Tom DiPersio was present with the plan. The Town Engineer and the Town Planner had not seen the plan. The Board declined to sign the plan and requested to take it up at the next meeting.

Goodnow Road Walkway

A walkway along the lower portion of Goodnow Road was required in the Selectmen's 61A deliberation, but was denied by the Conservation Commission along Lot 1 and the Sudbury Valley Trustees' land in proximity to a vernal pool. Alternatives were discussed, including a non-structural base. The Planning Board questioned the basis of denial and the contradiction of the Selectmen's mandate under Chapter 61. The Planning Board never received notification of a public hearing and/or finalization of an Order of Conditions, even though the Commission knew they were interested.

The Board opined without any factual data on species, habitat and impacts, thereto, public safety concerns outweigh assumed conservation/habitat issues. The matter should be addressed in a joint forum.

The walkway requirement was determined through a public hearing process. Other improvements were also required – Goodnow Road is a public way. Factors recognized – it's a narrow road, number of houses, recognition of increased traffic and pedestrian usage. Circumstances would provide an added benefit of providing linkage to Fairbank Road and Haskell Field.

The Conservation Commission has put the applicant in an awkward position of not allowing them to fulfill the requirements of the Chapter 61 waiver.

The Board requested the Town Planner to draft a memo to the Selectmen with the above concerns.

There being no further business to discuss, the meeting was adjourned at 10 p.m.